

ORDINANCE NO. R- 2015-20

TAX CODE(S) 82-07-18-017-165.006-027

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE, STATE OF INDIANA, MORE COMMONLY KNOWN AS: 7501 Telephone Road
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of said section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

Part of Lot 12 in East Pointe Business Park, Section 6, as per plat thereof recorded in Plat Book S, page 65 in the Office of the Recorder of Vanderburgh County, Indiana and also part of the Northwest Quarter of Section 18, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of said Section; thence along the east line of said Quarter Section, South 01 degree 32 minutes 43 seconds West 1787.49 feet; thence North 88 degrees 28 minutes 15 seconds West 890.02 feet; thence North 01 degree 31 minutes 45 seconds East 1754.58 feet to a point on the north line of the Northwest Quarter of said Section; thence along the north line of said Quarter Section, North 89 degrees 24 minutes 45 seconds East 891.14 feet to the point of beginning and containing a gross area of 36.196 acres, more or less.

Subject to all easements, rights-of-ways, covenants and restrictions of record.

by changing the zoning classification of the above-described real estate from C-4 to R-1, and said real estate is hereby so rezoned and reclassified.

Section 2: The Director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3: This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana, on this ____ day of _____, 2015

President

ATTEST:

City Clerk

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said City, the ____ day of _____, 2015.

City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this ____ day of _____, 2015, at ____ o'clock

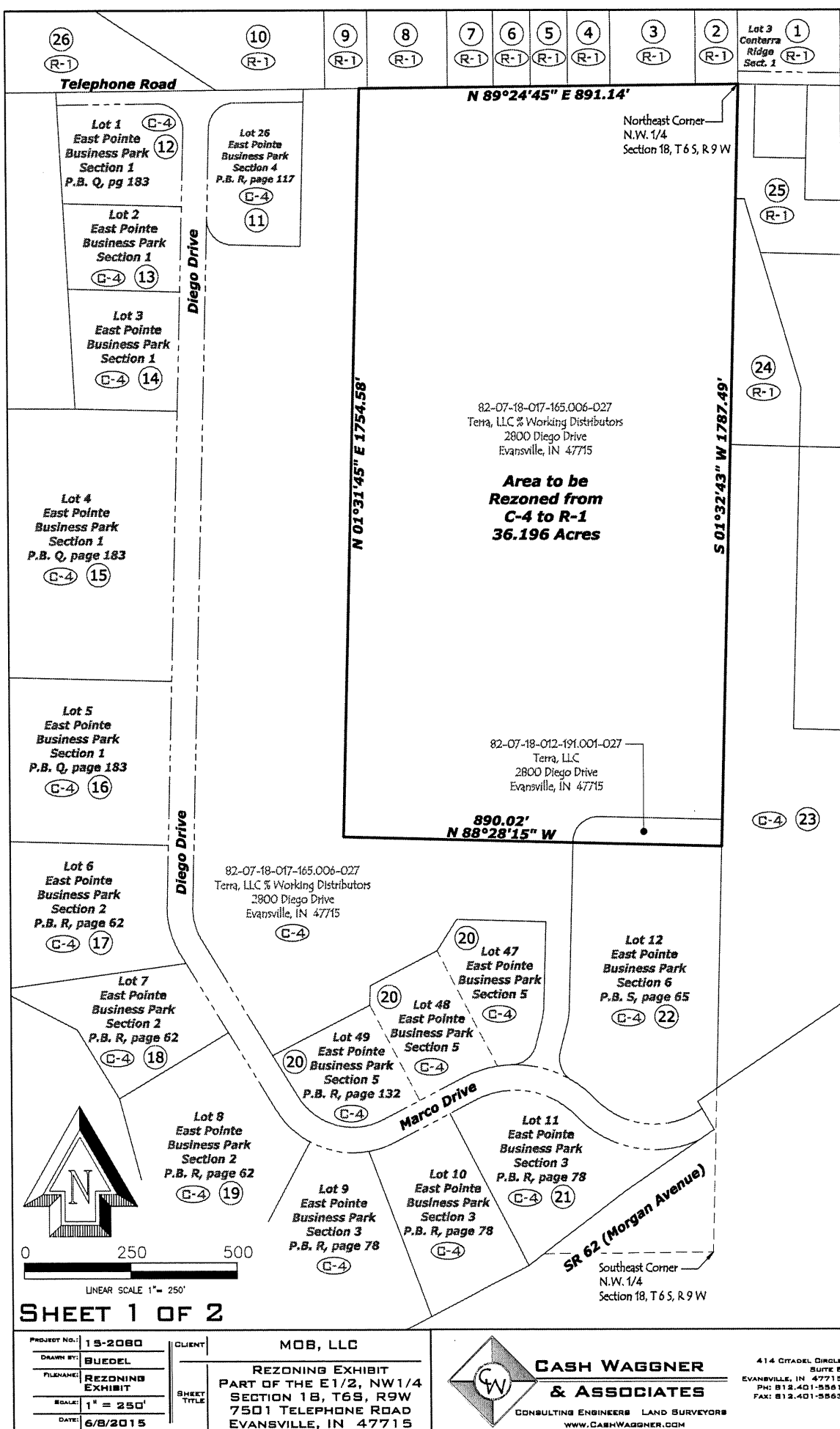
Mayor of the City of Evansville, Indiana

THIS INSTRUMENT PREPARED BY: Maria L. Bulkley, Esq.

FILED

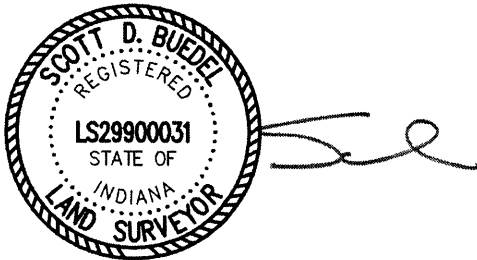
JUN 09 2015

Maria L. Bulkley
CITY CLERK




ADJOINER INFORMATION

①	82-07-07-011-256.003-027 PORTERFIELD DEVELOPMENT, LLC 21 Mt. Ashley Road Evansville, IN 47711	⑭	82-07-18-012-181.003-027 DIEGO ONE, LLC 323 S. Wayne Ave. Cincinnati, OH 45215
②	82-07-07-017-172.025-027 GERHARDT, GERALDINE J AS TRUSTEE 12/2/91 7640 Telephone Road Evansville, IN 47715	⑮	82-07-18-012-181.004-027 KMA GROUP, LLC % WORKING DISTRIBUTORS ANGIE HARGETT 2800 Diego Dr. Evansville, IN 47715
③	82-07-07-017-172.024-027 WESTLIE, KYLE T 7600 Telephone Road Evansville, IN 47715	⑯	82-07-18-012-181.005-027 KMA GROUP, LLC % WORKING DISTRIBUTORS ANGIE HARGETT 2800 Diego Dr. Evansville, IN 47715
④	82-07-07-017-172.027-027 MARTIN, WILLIAM T & ANITA S 3413 Forest Ave. Evansville, IN 47712	⑰	82-07-18-012-182.001-027 NEW BREMEN INVESTMENTS, INC. % OKI SYSTEMS LIMITED 10685 Medallion Dr. Cincinnati, OH 45241
⑤	82-07-07-017-172.032-027 BLOCK, ERNEST E & MARY ANN LIVING MARY ANN TRUSTEES 7508 Telephone Road Evansville, IN 47715	⑱	82-07-18-012-182.002-027 SKE INVESTMENTS, LLC 6216 Vogel Rd. Evansville, IN 47715
⑥	82-07-07-017-172.028-027 WILSON, STEVEN K & JAYNE A H/W 7500 Telephone Road Evansville, IN 47715	⑲	82-07-18-012-182.003-027 BONNELL PROPERTIES, LLC 2422 Lake Ridge Drive Newburgh, IN 47630
⑦	82-07-07-017-172.029-027 FORSTON, MARILYN L 7424 Telephone Road Evansville, IN 47715	⑳	82-07-18-012-185.001-027 NICHOLS ELECTRIC SUPPLY, INC P.O. Box 5516 Evansville, IN 47716
⑧	82-07-07-017-172.031-027 ELLIS, CHARLES H & SHARON J T/E 7410 Telephone Road Evansville, IN 47715	㉑	82-07-18-012-183.003-027 MSSI, LLC 2330 Lynch Rd. Evansville, IN 47711
⑨	82-07-07-011-241.001-027 ELLIS, CHARLES H & SHARON J T/E 7410 Telephone Road Evansville, IN 47715	㉒	82-07-18-012-191.001-027 TERRA, LLC 2800 Diego Dr. Evansville, IN 47715
⑩	82-07-07-011-264.002-027 STEPHENS, KENNETH L & SHERYLE J. H/W 88 N Plank Rd. Newburgh, IN 47630	㉓	82-07-18-017-166.001-027 STERLING PROPERTIES, LLC P.O. Box 8004 Evansville, IN 47716
⑪	82-07-18-012-184.001-027 TERRA, LLC % WORKING DISTRIBUTORS C/O ANGIE HARGETT 2800 Diego Drive Evansville, IN 47715	㉔	82-07-18-017-166.005-027 VBELHOR, LYNN 7705 Telephone Rd Evansville, IN 47715
⑫	82-07-18-012-181.001-027 DIEGO ONE, LLC 323 S. Wayne Ave. Cincinnati, OH 45215	㉕	82-07-18-016-139.001-027 VBELHOR, THOMAS G & JENNIFER S T/E 7703 Telephone Rd. Evansville, IN 47715
⑬	82-07-18-012-181.002-027 DIEGO ONE, LLC 323 S. Wayne Ave. Cincinnati, OH 45215	㉖	82-07-07-017-172.023-027 CURL, JEFFREY W & SONIA E T / E 7113 Old Boonville Hwy Evansville, IN 47715



SHEET 2 OF 2

PROJECT NO.: 15-2080		CLIENT: MOB, LLC		CASH WAGGNER & ASSOCIATES <small>CONSULTING ENGINEERS LAND SURVEYORS WWW.CASHWAGGNER.COM</small>	<small>414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401-5561 FAX: 812.401-5563</small>
DRAWN BY: BUEDEL	SHEET TITLE	REZONING EXHIBIT			
FILENAME: REZONING EXHIBIT		PART OF THE E1/2, NW1/4			
SCALE: NA		SECTION 18, T6S, R9W			
DATE: 6/8/2015		7501 TELEPHONE ROAD EVANSVILLE, IN 47715			

2015 - 24 -PCORDINANCE NO. R- 2015-20COUNCIL DISTRICT: Ward 1 – Councilman Dan McGinnPETITIONER MOB, LLCPHONE (812) 423-3183ADDRESS c/o Jeffrey K. Helfrich & Maria L. Bulkley, Kahn, Dees, Donovan & Kahn, LLP, P.O. Box 3646, Evansville, INZIP CODE 47735-3646OWNER OF RECORD TERRA, LLCPHONE (812) 422-9444ADDRESS c/o Krista Lockyear, Jackson Kelly, PLLC, 221 NW Fifth Street, Evansville, IN ZIP CODE 47708

- Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.
- Premises affected are on the South side of Telephone Road a distance of 380 feet East of the corner formed by the intersection of Telephone Road and Diego Drive.
Registered Neighborhood Association (if applicable) None
LEGAL DESCRIPTION: See attached legal description
SUBDIVISION N/A – See attached legal description
- The commonly known address is 7501 Telephone Road
- The real estate is located in the Zone District designated as C-4
- The requested change is to (Zone District) R-1
- Present existing land use is undeveloped property
- The proposed land use is residential subdivision
- Utilities provided: (check all that apply)
City Water X Electric X Gas X Storm Sewer X
Sewer: Private _____ Public X Septic _____
- All attachments are adopted by reference.
- The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) Signatures:

DATE 6-9-15
(when signed)PETITIONER [Signature]
PRINTED NAME MOB, LLCDATE 6/5/15
(when signed)OWNER OF RECORD [Signature]
PRINTED NAME TERRA, LLC

REPRESENTATIVE FOR PETITIONER

Jeffrey K. Helfrich, Esq., and Maria L. Bulkley, Esq.
Kahn, Dees, Donovan, & Kahn, LLP
501 Main Street, P.O. Box 3646,
Evansville, IN 47708-3646
PHONE (812) 423-3183

FILED

JUN 09 2015

[Signature]
CITY CLERK

LEGAL DESCRIPTION

Part of Lot 12 in East Pointe Business Park, Section 6, as per plat thereof recorded in Plat Book S, page 65 in the Office of the Recorder of Vanderburgh County, Indiana and also part of the Northwest Quarter of Section 18, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of said Section; thence along the east line of said Quarter Section, South 01 degree 32 minutes 43 seconds West 1787.49 feet; thence North 88 degrees 28 minutes 15 seconds West 890.02 feet; thence North 01 degree 31 minutes 45 seconds East 1754.58 feet to a point on the north line of the Northwest Quarter of said Section; thence along the north line of said Quarter Section, North 89 degrees 24 minutes 45 seconds East 891.14 feet to the point of beginning and containing a gross area of 36.196 acres, more or less.

Subject to all easements, rights-of-ways, covenants and restrictions of record.

